

F.R. Hanna House
1101 Corby Street
St. Joseph
Buchanan County
Missouri

HABS No. MO-1876

HABS
MO,
11-SAJOE,
24-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

Location: 1101 Corby Street
Lots 26-28, Block 12, St. Joseph Improvement Addition
St. Joseph, Buchanan County, Missouri

Present Owner: Neighborhood Housing Services of Kansas City, Inc.
c/o Co-Cathedral Rectory
519 North 10th
St. Joseph, MO 64501

Present Use: Vacant

Significance: Although the F.R. Hanna house, 1101 Corby Street, has only marginal architectural integrity, it is a contributing element in the streetscape of a potential historic district in the Cathedral Hill neighborhood. The possible district was described as "an area east of Eleventh Street, south of Lincoln, west of Mt. Mora Cemetery and north of Ridenbaugh. This is a cohesive middle class neighborhood of single family dwellings constructed mostly in the period 1895-1915." Of the 318 residences evaluated in the Cathedral Hill II Survey, 224 of the properties were identified as contributing and 186 properties were considered significant. 1101 Corby Street is moderately significant as one of these contributing properties.

The Hanna house is an example of the Victorian style single-family residence property type described in the multiple-property context statement, "Historic Resources of St. Joseph, Buchanan County, Missouri." It is one of 32 examples of the Queen Ann style in the survey area. This was the third most common style represented with Vernacular and Colonial Revival examples being most numerous.

Part I. HISTORICAL INFORMATION

Dates of erection: c. 1870, 1893

Architect: Unknown

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Historical Narrative:

In July of 1843, Joseph Robidoux filed the town plat for St. Joseph with the Clerk of Common Pleas in St. Louis. Robidoux had operated a trading post at this location, where Blacksnake Creek joins the Missouri River, for several years. At first he was an employee of the American Fur Company, but in 1830 he purchased their goods and interest in the post becoming sole proprietor. When the town plan was recorded in 1843, the population of the settlement was about 200 people. By December the population had increased to 500 as settlers learned of the establishment of a town.

The discovery of gold in California greatly benefitted St. Joseph. As the northern and westernmost point that could be reached by steamboat before embarking on the arduous overland trip, St. Joseph had an advantage over Independence, the settlement that had been the main point of departure for the Santa Fe Trail. The needs of outfitting the thousands of emigrants passing through St. Joseph led to the establishment of several outfitting and mercantile businesses. Many emigrants, in fact, chose to remain in St. Joseph to share in the fortunes that were being made. The population, which was 800 in 1846, had jumped to 3,460 by 1850. During the 1850s, nearby Fort Leavenworth was the general depot for the distribution of supplies to all forts throughout the west. Supplying the military was another lucrative economic opportunity which helped establish St. Joseph as a regional trade and outfitting center.

By 1860 the town grew to a population of 8,932 and citizens began to build residences in what was to become a more prestigious area--the hills overlooking the original town site near the Missouri River. Robidoux Hill to the north, Cathedral Hill to the northeast, and Museum Hill to the east were neighborhoods that were subdivided and developed after this time as the original town evolved into a commercial and industrial district. One more essential step in securing St. Joseph's prominence as a city and a major outfitter to the west was the completion of the Hannibal and St. Joseph Railroad line in 1859. St. Joseph was the westernmost railroad terminus for more than ten years until the transcontinental Union Pacific railroad was completed through Omaha and Council Bluffs in 1869.

With the beginning of the Civil War, most business and construction in St. Joseph came to a halt. Residents were divided in their sympathies, as was much of Missouri, and United States troops occupied the town. Although St. Joseph served as a military supply and mobilization center, residents were not allowed to participate in this trade. Virtually no structures were built or improvements made to the town infrastructure during this period. In general the town declined, as evidenced by a decrease in population from approximately 10,000 in 1861 to 7,500 at the close of the war.

Prosperity returned quickly to St. Joseph after hostilities actually ended. By 1870 the population had increased to 19,565 more than twice that in 1860. In the late 1860s railroad construction connected St. Joseph to Council Bluffs and Kansas City and opened a new route to Chicago and the east. In the 1880s about ten railroads built lines to St. Joseph making important connections with St. Louis, Kansas City, Chicago, Denver, and many other markets.

The Finley R. Hanna House

The F.R. Hanna house is associated with the development of St. Joseph in the late nineteenth century. During this period, the city's population continued to grow at a remarkable rate--to 32,431 in 1880 and 52,324 in 1890. The 1880s and 1890s became known as "the Golden Age" of St. Joseph. Expansion of wholesale trade, banking, and manufacturing created wealth which was manifested in the construction of many large and elaborate residences during this period. There was also a large market for rental properties including modest single-family residences, duplexes, and apartment buildings.

According to physical evidence, the earliest part of the F.R. Hanna house appears to date from circa 1870. In the area northeast of the original town site known as Cathedral Hill, the Oliver Glass and Wilson, Highly, Landis and St. Joseph Improvement additions (included in the survey area) had all been platted and filed for incorporation into the city by 1860. Since the Hanna house is located in the St. Joseph Improvement Addition, it could have been constructed as early as 1865. However, building permits were not required in St. Joseph before 1887 so documentary proof of the building's construction would depend on a thorough title search and analysis of property tax records which is beyond the scope of this report.

Nevertheless, the building appears to date from at least 1883 when Fin R. Hanna, manager of the St. Joseph Coal Company, was recorded in the city directory as residing at 1101 Corby. F.R. Hanna was not listed in the 1881-82 directory, but Harry Hanna, clerk for the Townsend, Wyatt Company, was recorded as a boarder at 11th and Ridenbaugh--one block south of the Corby Street property. A family relationship and neighborhood attachment is suggested by the 1889 directory which listed Finley R. Hanna, St. Joseph Coal Company, and Harry S. Hanna, clerk St. Joseph Coal Company. F.R. Hanna resided at 1101 Corby and Harry Hanna resided at 1004 North 11th Street essentially the same location. Building permits indicate a stable addition for F.R. Hanna constructed after December 19, 1888 and a residence addition (\$340) constructed after July 21, 1893.

In the 1899 directory, F.R. Hanna, listed as an attorney, and Frank M. Hanna, a traveler for the Daily News, both resided at 1101 Corby Street. Both men were recorded as residents in 1901, but by 1907 Frank M. Hanna was the only person listed at this location. A later building permit (\$500) issued February 18, 1931 to Reid Townsend may indicate when the existing asbestos shingles were applied to the building.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Merit and Interest: The F.R. Hanna house, 1101 Corby, in its present form, is a vernacular example of the Queen Ann residential style. The oldest part of the building was probably constructed c. 1870, but those features have been obscured by alterations in 1893, 1931 and modern interior remodeling. The house is moderately significant as a contributing element in the streetscape of a potential historic district.
2. Condition of fabric: Poor. The building is deteriorated and has been vandalized.

- B. Summary Description: The F.R. Hanna house is a two-story, six-bay residence with an asymmetrical plan consisting of a rectangular central block with truncated hipped roof and rear gable bays. There is a projecting corner entrance bay to the southwest surmounted by a square tower with high hipped roof. The opposite corner of the main facade has a one-story projecting window bay and a gable wall dormer.

The front facade is approximately 36 feet long from east to west. The east facade is approximately 32.5 feet long. The rear north facade is approximately 49 feet long and the west facade is approximately 28.5 feet long. The porch at the southeast corner is approximately 9 feet wide by 16 feet long.

The foundation is brick which has been stuccoed. There is a basement under the west section of the building and a crawl space to the east. A basement entrance is located in the rear to the northwest. The wall construction is wood frame and weatherboard covered with modern asbestos shingles. The roof has deteriorated asphalt shingle roofing. A two-story porch with low hipped roof has been added to the east end of the house. The open first story has a concrete floor and square brick piers. The wood frame second story is screened. A small two-story wood frame porch with shed roof has been added to the rear at the northeast corner. There are two internal brick chimneys.

In the main entrance a modern six-light wooden door has been installed. There is also an entrance with a wooden six-panel door from the porch to the east and a rear entrance to the northeast. Windows generally have 2/2 wooden double-hung sash. The front bay window has been altered with a reduced 1/1 window in the original opening. Attic vents have been installed in the front wall dormer and in a rear roof dormer.

Surviving ornament includes a pedimented lintel above the bay window and other decorative head moldings. There is a prominent cornice frieze molding with raised spindles and quatrefoil recesses. The interior floor plan of this residence has been altered and most interior ornamentation removed except for the entrance stair. The balustrade has slender turned spindles, a molded handrail, and a tapered hexagonal newel post.

With the alterations noted, the architectural integrity of this building has been considerably diminished, most evidently by the early twentieth century porch and screened porch addition, installation of asbestos shingles over wood siding, covering of several window openings, and extensive modern interior remodeling.

C. Site

This residence is situated on three corner lots in a residential neighborhood of detached one and two-family houses. The building's main facade is oriented toward Corby Street on the south. There are no surviving outbuildings although building permits were issued for a stable in 1888 and a garage in 1931.

PART III. SOURCES OF INFORMATION

Bibliography:

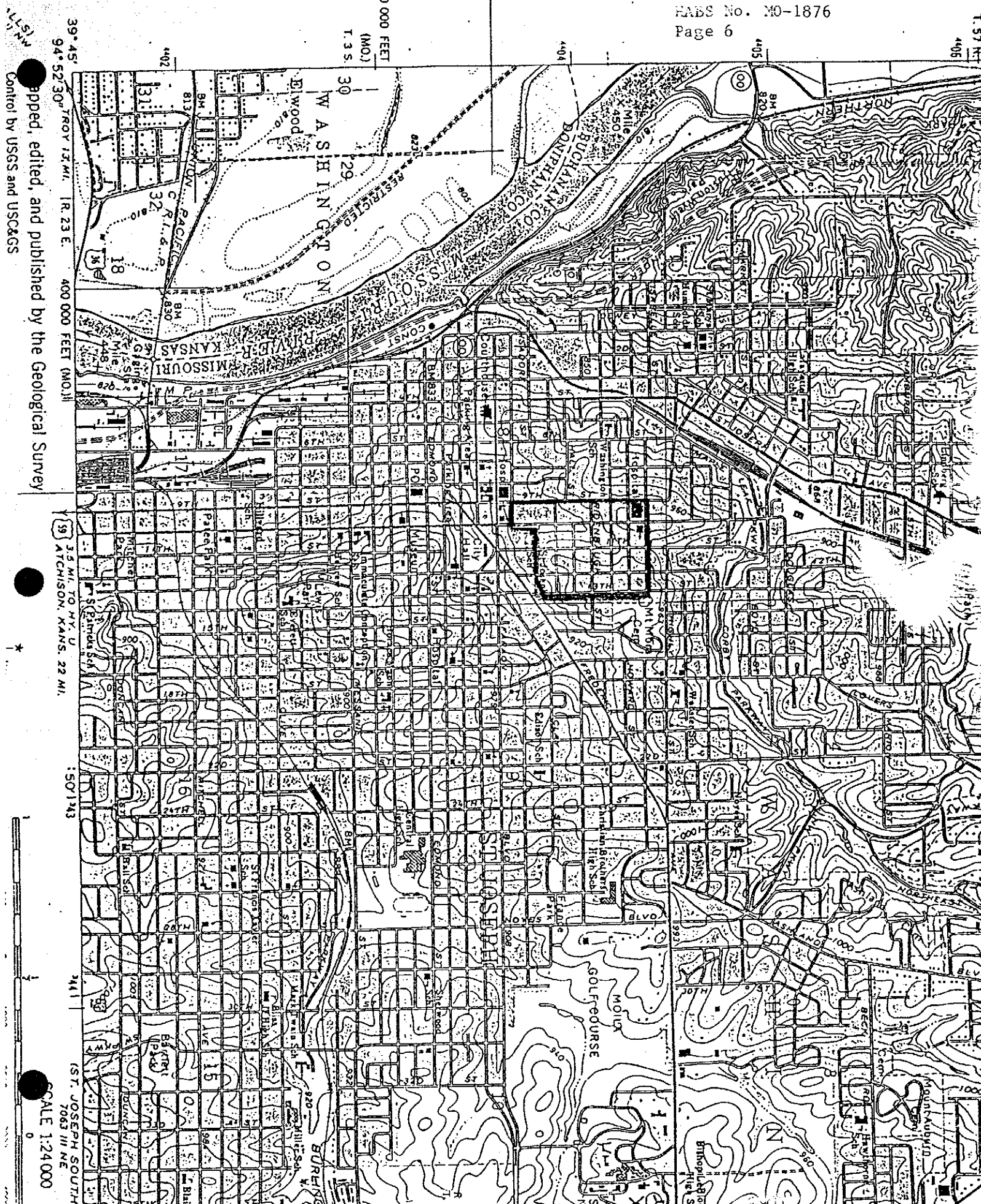
Building Permit file: Lots 26-28, Block 12, St. Joseph Improvement Addition.

St. Joseph City Directories: 1881-82, 1883, 1889, 1892, 1899, 1901, 1907.

Winder, Mary Jo. "Cathedral Hill II Survey Report" (June 10, 1988). Prepared for the City of St. Joseph Community Development Department, Landmark Commission, and the Missouri Historic Preservation Program.

Wolfenbarger, Deon. "Historic Resources of St. Joseph, Buchanan County, Missouri" (June 20, 1988). National Register Residential Property Context and Outline of Property Types. Prepared for the City of St. Joseph Community Development Department, Landmark Commission, and the Missouri Historic Preservation Program.

Prepared by: Dale E. Nimz
Associate Planner for Historic Preservation
City of St. Joseph Community Development Department
June 28, 1990



39° 45' 30" N
94° 52' 30" W
1:310 000 FEET (MO.)
T. 3 S.
R. 23 E.
400 000 FEET (MO.)
3.5 MI. TO HY. U.
ATCHISON, KANS. 22 MI.
50° 13' 43" N
ST. JOSEPH SOUTH
7063 III NE
SCALE 1:24 000

Map prepared, edited, and published by the Geological Survey
Control by USGS and USC&S

West section - Cathedral Hill II Survey



1101 Corby Street

6/28/90

